



# Tierra Linda

## September 2021 Newsletter



### VENDOR HIGHLIGHT:

#### **NEW PEST CONTROL COMPANY!!!!**

We are excited to be partnering with a NEW Pest Control Company!

Like you, we weren't happy with our current company.

We listened to homeowner feedback, got several bids, and are happy to introduce you to our new vendor...

#### **ACCURATE TERMITE & PEST CONTROL!**

Our service will be on the FIRST Monday of every month.

*\*Please help us keep our vendors accountable.*

*If you have concerns about their service, please email our property manager, Brittany Duran.*

### BUDGET TALK: PEST CONTROL

Pest Control comes out of our Operational Budget and is listed under our Maintenance Expenses.

#### Maintenance expenses includes:

Lighting \* Common Area Maintenance

Keys/Locks \* **Pest Control**

Restoration \* Termite Treatment

Janitorial Service & Supplies

#### Pest Control work we pay for:

\*Treat common areas for multiple types of bugs, spiders, and rodents

\*Maintain 50 bait stations for rodent control

\*No additional charge for re-treats, call-backs, & warranted services

\*Unit interiors treated upon request and at homeowners expense

(\$45 on service date/ \$85 non service date)

\*Specialty services available for additional costs (Ex: Bees, Fleas, Gophers, Bedbugs, Etc)

*MONTHLY RATE: \$400 for Year 2021*



### IMPORTANT DATES

9/20 @ 5:30 General Session Board Meeting

10/18 @ 5:30 General Session Board Meeting

**3rd MONDAY of every month!**

### BOARD MEMBERS

President: Lou Franson

Vice President: Jennie Dillon

Treasurer: Andrea Smith

Secretary: Jennifer Nelson

Member at Large: Clinton Heys

### PROPERTY MANAGER

BRITTANY DURAN with Seabreeze Management.

Email:

[brittany.duran@seabreezemgmt.com](mailto:brittany.duran@seabreezemgmt.com)

Phone: 949-616-3506

SEABREEZE MAIN PHONE:  
949-855-1800

\*Please contact her with any questions or issues

**AFTER HOURS**

**EMERGENCY SERVICE:**  
(800) 232-7517

## TIERRA LINDA COMMITTEES

Get involved!!!

We would like to invite YOU to participate and join us in any of our below committees...

Architectural: Clinton Heys

Communications: Jennifer Nelson

Infrastructure: Jennie Dillon

Landscape: Lou Franson

Social: Andrea Smith

Simply submit your names to the BOD for consideration by contacting Brittany Duran.



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### **“STREETS, ROOFS, AND PAINTING”**

- how to pay for these necessary expenses-

As we mentioned in our last newsletter, we have been advised by experts that our streets, roofs, and stucco/ wood exterior of our homes are in dire need of maintenance, replacement, and/or repair. The most pressing need is to paint the wood trim before the rains (we hope) arrive. The other infrastructure needs are all equally important and are required to maintain the integrity and resale value of our community.

Yes, we have reserves, but after 30 years these reserves are insufficient to meet our immediate needs. Within the next few weeks you will receive a special Tierra Linda letter which will explain the history of our reserve expenditures, the necessity, and cost of the upcoming projects, and our options for paying for them. You will also receive a survey asking for your input on these options.

These three projects are costly and necessary maintenance projects and we want your opinion to help us make the best decision for our community.

When you receive the survey, **PLEASE VOTE**.

The financial and structural health of Tierra Linda depends on you.”

### **FRIENDLY REMINDERS!**

#### **“TRASH CANS”**

Please remember to put away your trash cans from view of the common area by 6:00 p.m. the following day after trash pick up.

#### **“DOG WASTE”**

Please remember we all all neighbors here and we should all be respectful of each other.

That means being considerate when walking your dogs by cleaning up their waste. It is not your neighbors duty to clean up after your pets so please don't leave unwelcome, stinky presents on their lawn for them to clean up.

Thank you!



### **PARKING UPDATE IMPORTANT!!!**

We have been having continued problems with people storing their cars in the parking spots for not just days, but weeks!

We have looked at several options to remedy this situation and to save costs, we have decided against a patrol company.

**BUT PLEASE BE ADVISED,**

There is a sign at each entrance of the community that states “NO PARKING OVER 72 HOURS” and “VEHICLES IN VIOLATION WILL BE TOWED AWAY AT VEHICLE OWNER’S EXPENSE”.

Therefore, if the board is notified of a car in violation, we WILL have it towed.

Homeowners are frustrated with their neighbors being inconsiderate and literally storing their cars in much needed parking spaces.

**IF YOU SEE A CAR IN VIOLATION, NOTIFY US IMMEDIATELY SO IT CAN BE ADDRESSED.**